



**ANDALUSIA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**  
HELD AT THE  
**RECREATION CENTER**

JUNE 28, 2018

**I. Call to Order – 7:05 PM**

**Directors Present:**

Ron Shore – President  
John Burnett - Treasurer  
Matt Cano – Secretary  
Agustin Garcia Montiel – Director  
Greg Zarski – Director (After appointment in Section V)

**Directors Absent:**

None

**Others Present:**

Mark Brading, UNC Community Management  
Matt Brading, UNC Community Management

**II. Homeowners Open Forum**

- Homeowner inquired about installation of security cameras throughout the Association. He is willing to participate in investigation and cost analysis associated with security cameras. Homeowner suggested that other expenses be cut to allow for security measures. Board informed Homeowner that there is no budget for security cameras nor is there a requirement for the Association to provide security in the CC&R's.

**III. Approval of Previous Minutes**

- Minutes of the Board Meeting held on May 24, 2018 were reviewed.
  - Minutes were approved as presented.

**IV. Treasurer's Report**

- Financials: John provided a summary of the financials year to date.
  - Income – Slightly Over Budget
  - Overall – Over Budget (Over budget in operating expense due primarily to overage in utilities, and building / unit repairs)
  - Reserves – Walkway repairs paid from Reserves in May.
  - Delinquencies are minimal.

## V. Business Items

- Declaration of Election Outcome
  - Letter was issued on May 29<sup>th</sup>, by the Inspector of Elections, to all homeowners, informing them that the election results would be declared at the June 28<sup>th</sup> Board Meeting instead of an Annual Meeting. Reasons for the decision were clearly stated in the letter. The letter requested homeowners to present ANY objections at the June 28<sup>th</sup> Board Meeting.
  - Matt Cano informed the homeowners in attendance that no objections were received via e-mail and asked if any homeowners in attendance had any objections. No objections were made by homeowners in attendance.
  - Motion: Declare Ron Shore and John Burnett elected to the Board of Directors per section II.E of the Election Rules.
    - Motion: Augustin, 2<sup>nd</sup>: Matt, Approved: Unanimous (Ron & John Abstained)
  - Ron Shore and John Burnett were re-elected to the Board of Directors. Their term will expire at the December 2019 Annual Meeting.
- Selection of Officer Positions
  - The Board Selected the following officers:
  - President: Ron Shore
  - Vice President: Greg Zarski
  - Treasurer: John Burnett
  - Secretary: Matt Cano
- Earthquake Insurance Renewal Proposal
  - The earthquake insurance renewal proposal, from Scottsdale Insurance Company, was reviewed by the Board.
  - Board approved renewal of Earthquake Insurance proposal.
  - Insurance Agent to provide additional cost vs. coverage quotes for further review by Board and possible increase in coverage limits.
- Director Appointment – Existing Vacancy on Board
  - Motion: Nominate Greg Zarski to fill the vacancy on the Board.
    - Motion: Matt, 2<sup>nd</sup>: Ron, Approved: Unanimous
  - Greg's term will expire at the December 2019 Annual Meeting.
- Burglary – Building #1
  - A home was burglarized in Building #1. Board discusses defensive measures for homeowners to consider.
  - Board to discuss possible security enhancements at the next BOD Meeting.

## VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 05/18/18 – 06/24/18, was reviewed by the Board.

## VII. Committee Reports

- Landscaping – None
- Pool/Clubhouse – None
- Fountain – None
- Lighting - None

- Parking Compliance – None

### VIII. **Adjournment – 8:17 PM**

The next Board of Directors Meeting will be held Thursday, July 26, 2018 @ 7:00 P.M.

Respectfully submitted

 07/26/18

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Ron Shore, President